

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
March 28, 2012

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

Present: Emerick R. Bakaysa, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

Absent: Joanna L. Bilotta-Simeone

SOLAR BYLAW WORKSHOP

4.15.1 Purpose

No issues

4.15.2 Definitions

Board okay with 10 kW.

Rationale - Differentiates between small- and large- scale in the sense that it provides flexibility for Town to make determination under large-scale special permit process for residences.

4.15.3.1 Purpose

No issue

4.15.3.2 Roof-Mounted Solar Energy Installations

No issue

4.15.3.3 Small-Scale Ground-Mounted Solar Energy Installations

Insert reference that anything above 20 feet will move it into special permitting process.

4.15.3.4 Required Documents

No issue

4.15.3.5 Permitting

No issue

4.15.3.6 As Built Plans

No issue

4.15.4.1 Large-Scale Ground-Mounted Solar Photovoltaic Installations

4.15.4.1 Purpose

No issue

4.15.4.2 Solar Overlay District

No issue

4.15.4.3 Siting By Special Permit

Section 8.3.2.1 of the Zoning Bylaw makes the powers specific to the Zoning Board of Appeals. Is this Section going to be duplicated and have a separate Section that outlines the powers that are appropriate for the granting authority being the Planning Board?

Get clarity from Town Counsel Kopelman and Paige (K&P) as to what Sections of 8.3.2.1 apply to the Planning Board and its powers.

To 4.15.4.3. add-

- A. Standards
- B. Conditions

4.15.4.4 Development Plan Review

No issues

4.15.4.5 Utility Notification

No issues

4.15.4.6 Fees

No issues

4.15.4.7 Setbacks

Rename 4.15.4.7- Setbacks and Buffer Strips

Under 4.15.2 change Buffer Strip Definition to "A strip of land between the envelope of the solar array and the boundary of the parcel reserved for Plant Material, berms, walls or fencing to serve as a visual barrier."

Residential – 200 foot buffer.

Commercial to Commercial – 50 foot buffer.

Mr. Bodkin Jr. suggested doing a visual for buffer zone.

Add in- "Buffer strip shall be 200 feet in a residential district and shall be 50 feet in a commercial district unless such district abuts a residential district wherein the buffer strip shall be 200 feet".

Make sure K&P views to ensure Board covers all districts.

In new scenario setbacks can be part of buffer zone.

4.15.4.8 Required Documents

First paragraph – is 249 kW still applicable? Ask K&P for clarity.

4.15.4.10 Design Standards

F. Visual Impact

Change sentence- "Buffer Strips shall surround.....screen the front setback." to read "Buffer Strips shall surround the proposed project."

CITIZEN PUBLIC COMMENT: Citizen asked if buffers for as-of-right siting are the same as those that will be in the amended Solar Bylaw. Yes.

ANR: Signed ANR for 24 Leominster Road, Motion, Mr. Bodkin Jr., Second, Mr. Lockwood; Motion passed.

ADJOURNMENT: Motion, Mr. Bodkin Jr., Second, Mr. Lockwood, Motion passed. Adjourned 9:15 PM.

Audio recording on file in Planning Office.